

**2<sup>ND</sup> QUARTER  
2004**

A QUARTERLY  
SUMMARY ON IGR  
SUBMITTALS AND  
DEVELOPMENT  
ACTIVITY IN THE  
SCAG REGION

FOR THE 2<sup>ND</sup>  
QUARTER OF 2004,  
SCAG'S IGR SECTION  
RECEIVED, LOGGED  
AND REVIEWED OVER  
200 DOCUMENTS FOR  
A VARIETY OF  
PROJECTS, PROGRAMS  
AND PLANS WITHIN THE  
SIX COUNTY SCAG  
REGION.

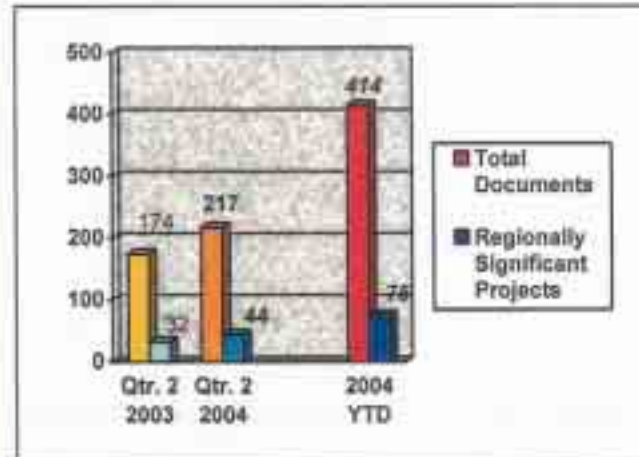
ON AVERAGE, SCAG'S  
IGR SECTION  
RECEIVES OVER 650  
DOCUMENTS EACH  
YEAR.

**IN THIS ISSUE:**  
IGR  
YEAR 2003  
ACTIVITY SUMMARY  
PAGE 8

SOUTHERN CALIFORNIA

ASSOCIATION OF  
GOVERNMENTS**IGR BULLETIN - 2004****2<sup>ND</sup> QUARTER – 2004: IGR ACTIVITY SUMMARY**

For the 2<sup>nd</sup> Quarter of 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 217 documents for a variety of projects, programs and plans within the six County SCAG region. This is a small decrease in the number of documents received for the same month last year. In addition, there is a decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the 2<sup>nd</sup> Quarter of 2004.

- More than half of the documentation received for this month was from Los Angeles, Orange and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

Of the total documentation received, information also included 43 development projects related to commercial, industrial mixed-use, office and residential activity. Of that total, nine projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	0 SF	374,763 SF	374,762 SF
INDUSTRIAL	5,900,000 SF	0 SF	5,900,000 SF
	86,151 SF	165,000 SF	251,151 SF
MIXED-USE	1,762 DU	400 DU	2,162 DU
OFFICE	1,487,000 SF	0 SF	1,487,000 SF
RESIDENTIAL	8,701 DU	1,655 DU	10,356 DU

- **COMMERCIAL:** Staff received documentation on two commercial projects. These projects represent a development potential of 374,760 square feet of commercial floor space. No commercial projects of regional significance were received. The majority of the proposed new commercial floor space will be developed in Los Angeles County.
- **INDUSTRIAL:** Staff received documentation on one industrial project. This regionally significant project represents a development potential of 5,900,000 square feet of industrial floor area. The **Majestic Freeway Business Center** considers a Specific Plan to construct approximately 5.9 million square feet of light industrial buildings, ranging from 25,000 – 1.2 million square feet, for manufacturing, distribution and warehouse uses. The proposed 325-acre Project area is irregularly shaped consisting of contiguous and non-contiguous vacant parcels located in the unincorporated community of Mead Valley in Riverside County, near the Cities of Perris and Moreno Valley.
- **MIXED-USE:** Staff received documentation on three mixed-use projects. These projects represent a development potential of 2,162 residential units along with 251,151 square feet of commercial/retail space. Two mixed-use projects of regional significance were received. (Continued on page 2)



2<sup>ND</sup> QUARTER  
2004

SEE PAGES 3, 4 AND 5  
FOR A SUMMARY OF  
PROJECTS AND PAGE 6  
FOR A MAP OF  
PROJECT LOCATIONS.

2<sup>ND</sup> QUARTER – 2004: IGR ACTIVITY SUMMARY, CONT.

- **MIXED-USE (CONT.):** The **Del Amo Fashion Center South Mall and Residential Development Project** considers the construction and renovation within an existing regional mall by providing new retail and mixed-use development through the proposed construction of residential units on a portion of the mall property. The proposed Project would generate a net increase of approximately 71,150 square feet of commercial/retail floor area, along with the construction of 917 multi-family residential units. The 16-acre project site is located in the City of Torrance. The **MacArthur Place South Development Project** considers the demolition of existing structures and parking facilities and the relinquishing of approved entitlements for a proposed hotel to allow for the development of a series of residential towers totaling 845 residential units along with approximately 15,000 square feet of commercial space. The proposed Project is located at Main Street and MacArthur Boulevard in the City of Santa Ana.
- **OFFICE:** Staff received documentation on two regionally significant office projects. These projects represent a development potential of 1,487,000 square feet of floor area. The **Symantec Office Development** considers the development of a four story building totaling 550,000 square feet of research and development office space. The proposed Project is located at 800-900 Corporate Pointe in the City of Culver City. The **New Federal Building @ Wilshire** considers a new facility for the Federal Bureau of Investigation (FBI). To meet these needs a new office building will be constructed and provide approximately 937,000 square feet of floor area. The proposed Project will be located at 11000 Wilshire Boulevard in the City of Los Angeles.
- **RESIDENTIAL:** Staff received documentation on thirty-five residential projects. These projects represent a development potential of 10,358 residential units. Five residential projects of regional significance were received. The majority of the proposed new residential units will be developed in Riverside County. The **River Village Project** considers the development of 1,444 residential units along with up to 1.5 million square feet of non-residential mixed-use space. The project will also include an elementary school and recreational facilities. The approximately 291-acre project area is located Chiquita Canyon Road and Commerce Center Drive, Los Angeles County. The **Menifee Valley Town Center - No. 334** considers a Specific Plan and Zone Change for the development of 662 residential units along with open space and the reservation of land for a 12-acre public school site. The 160-acre project area is located north of Scott Road, south of Garboni Road, and west of Halebian Road Bradley Road in the Menifee/Sun City Area Plan of unincorporated Riverside County. The **Fagan Canyon Project** considers a Specific Plan for the development of 2,500 dwelling units on approximately 2,176-acres, along with a village core, two elementary schools, community and neighborhood parks, and open space. The project site is located immediately northwest of the City of Santa Paula, in the central portion of unincorporated Ventura County. The **StoneRidge Specific Plan** considers the development of up to 2,140 single family residences in a community consisting of ten planning areas with a series of gated, neighborhoods, public and private streets and open space. The 604-acre project site is located in the Coachella Valley region of Riverside County, and lies within the corporate limits of the City of Desert Hot Springs. The **Empire North Fontana Project** considers a General Plan Amendment for the development of 234 single family detached homes along with 320 multi-family dwelling units, for a total of 554 residential units. In addition, the proposed Project would also include 120,000 square feet of commercial floor area. The proposed 97-acres project site is located at the northern end of the City of Fontana, one block south of the Interstate 15 Freeway.

SOUTHERN CALIFORNIA

ASSOCIATION OF  
GOVERNMENTS

## IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at [www.scag.ca.gov/igr/](http://www.scag.ca.gov/igr/)

**SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
INTERGOVERNMENTAL REVIEW SECTION**



## PROJECT DEVELOPMENT SUMMARY

2ND QUARTER - APRIL 2005

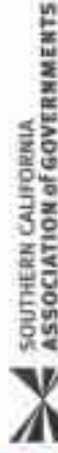
APRIL										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig. *	Comments
SGVCOG	LA	Glendora	1. Condominium Development		RES	4	-	40201	N	Condominium development.
City of LA	LA	Los Angeles	2. Fourth Street and Main Street MXU		MXU	400	155,000	40205	N	Mixed-use development. Res/Com.
WRCOG	RIV	Riverside Co.	3. Residential Development SF	211	RES	687	-	40206	Y	Single family residential development.
SGVCOG	LA	S. Pasadena	4. Residential Development		RES	1	-	40210	N	Single family residential development.
City of LA	LA	Los Angeles	5. Residential Development		RES	6	-	40214	N	Six unit townhouse complex.
Westside	LA	Culver City	6. Symantec Office Development	9	OFC	-	550,000	40226	Y	Research and development offices.
CVAG	RIV	Coachella	7. Shadow View Specific Plan	454	RES	1,600	500,000	40238	Y	Residential & golf course community.
WRCOG	RIV	Riverside Co.	8. Residential Development - SP 334	160	RES	1,200	-	40242	Y	Single family residential development.
City of LA	LA	Los Angeles	9. New Federal Building @ Wilshire	28	OFC	-	937,000	40261	Y	Federal office facility for FBI.

See Page 6 for Project/Development Locations  
**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206  
Doc# #: 103303



# **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS** **INTERGOVERNMENTAL REVIEW SECTION**



## **PROJECT DEVELOPMENT SUMMARY**

MAY 2004

Sub Region		Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
MAY											
CVAG	RIV	RIV	D. Hot Springs	10. Desert Hot Springs Family Housing		RES	60	-	40268	N	Grant: Low income apartments
CVAG	RIV	RIV	Blyth	11. El Solana Apartments		RES	43	-	40274	N	Grant: Low income apartments - SRO
CVAG	RIV	Riverside Co.	Riverside Co.	12. Paseo De Los Heros II		RES	60	-	40274	N	Grant: Farmworker mobile home complex
City of LA	LA	LA	Los Angeles	13. Residential Development - Condo		RES	39	-	40261	N	Grant: Condo project
VCCOG	VEN	VEN	Oxnard	14. Residential Development - Condo		RES	50	-	40272	N	Single family residential development.
OCCOG	OR	OR	Orange Co.	15. Robinson Ridge Dev. Project	90	RES	206	-	40288	N	Single family residential development.
SBCCOG	LA	LA	Torrance	16. Del Amo Mall & Res. Dev. Project		MXU	917	71,151	40295	Y	Residential and commercial project.
WRCOG	RIV	RIV	Riverside Co.	17. Majestic Freeway Business Center		IND	-	5,900,000	40305	Y	Light industrial complex.

See Page 6 for Project/Development Locations  
**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206  
 Data #: 103303

# **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS** **INTERGOVERNMENTAL REVIEW SECTION**



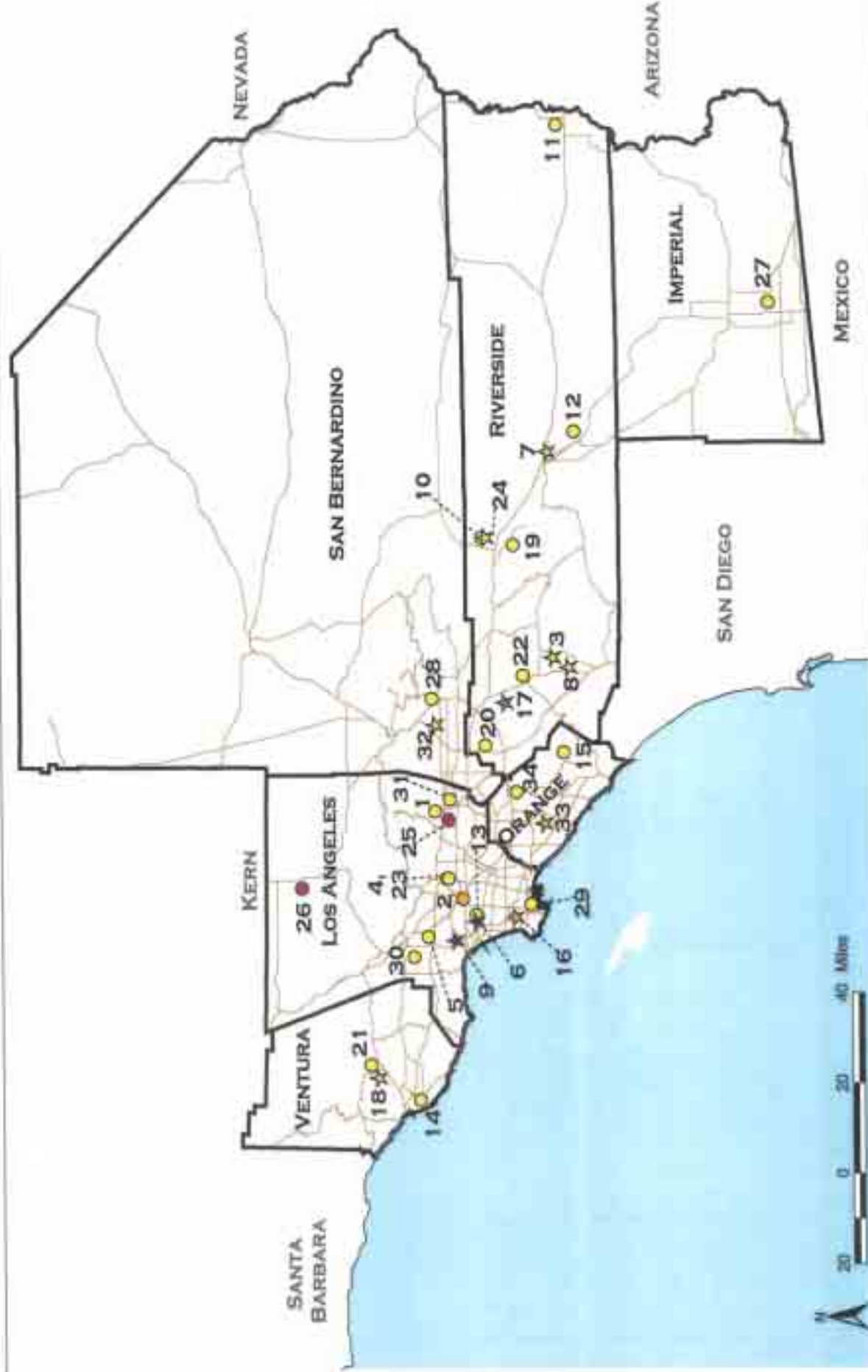
## **PROJECT DEVELOPMENT SUMMARY**

JUNE 2004

JUNE										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
VCCOG	VEN	Santa Paula	18. Fagon Canyon Project	2176	RES	2,500	-	40330	Y	Single family residential development.
CVAG	RIV	Palm Springs	19. Mountain Gate Phase II		RES	199	-	40335	N	Single family residential development.
WRCOG	RIV	Riverside Co.	20. Residential Development		RES	316	-	40343	N	Single family residential development.
VCCOG	VEN	Santa Paula	21. Creekside Homes		RES	10	-	40344	N	Single family residential development.
WRCOG	RIV	Perris	22. Residential Development		RES	58	-	40350	N	Single family residential development.
AVCOG	LA	S. Pasadena	23. Residential Development		RES	17	-	40354	N	Residential apartments.
CVAG	RIV	D. H. Springs	24. StoneRidge Specific Plan	604	RES	2,140	-	40355	Y	Single family residential development.
SGVCOG	LA	Inwindale	25. Commercial Development		COM	-	1,700	40358	N	Fast food restaurant.
North LA	LA	Lancaster	26. Valley Shopping Center		COM	-	373,062	40359	N	Shopping center.
IVAG	IMP	El Centro	27. Residential Development		RES	8	-	40360	N	Residential apartments.
SANBAG	SB	S. Bernardino	28. Martin Ranch Planned Res. Dev.		RES	330	-	40363	N	Single family residential development.
City of LA	LA	Los Angeles	29. New Diane Strand Senior Homes		RES	100	-	40383	N	Grant: Low income senior housing.
City of LA	LA	Los Angeles	30. Parthenia Street Senior Housing		RES	77	-	40406	N	Grant: Low income senior housing.
SGVCOG	LA	Pomona	31. Pomona Senior Housing		RES	70	-	40413	N	Grant: Low income senior housing.
SANBAG	SB	Fontana	32. Empire North Fontana Project	55	RES	554	-	40389	Y	Single family residential development.
OCCOG	OR	Santa Ana	33. MacArthur Place South		MXU	845	15,000	40396	Y	Residential / commercial mix.
OCCOG	OR	Anaheim	34. Robbins Peak Subdivision	53	RES	21	-	40404	N	Semi-custom single family residential.

See Page 6 for Project/Development Locations  
**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206  
 Docs #: 103303



# PROJECT DEVELOPMENT LOCATIONS - 2ND QUARTER 2004

- COMMERCIAL
- INDUSTRIAL
- MIXED-USE
- OFFICE
- RESIDENTIAL
- REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE)



2<sup>ND</sup> QUARTER  
2004**IGR YEAR 2004 ACTIVITY SUMMARY**

QUARTERLY ACTIVITY	1 <sup>ST</sup> QTR	2 <sup>ND</sup> QTR	3 <sup>RD</sup> QTR	4 <sup>TH</sup> QTR
TOTAL DOCUMENTS RECEIVED	197	217		
REGIONALLY SIGNIFICANT PROJECTS REVIEWED	31	44		

DOCUMENT TYPE	ALL DOCUMENTS	REG. SIG. DOCUMENTS
NOP	45	18
DRAFT EIR/EIS	70	21
IS / EA	13	5
ND / MND	43	0
PERMIT	23	0
GRANTS	23	0
<b>TOTALS</b>	<b>217</b>	<b>44</b>

DEVELOPMENT TYPE	ALL PROJECTS	REG. SIG. PROJECTS
COMMERCIAL	13	0
GENERAL PLAN	16	7
INDUSTRIAL	5	1
MIXED-USE	9	6
OFFICE	3	2
PUBLIC FACILITIES	99	7
RESIDENTIAL	52	11
TRANSPORTATION	20	10
<b>TOTALS</b>	<b>217</b>	<b>44</b>

PROJECTS BY COUNTY	ALL PROJECTS	REG. SIG. PROJECTS
IMPERIAL	10	2
LOS ANGELES	85	13
ORANGE	29	7
RIVERSIDE	38	7
SAN BERNARDINO	25	9
VENTURA	11	2
OTHER / OUTSIDE SCAG	19	4
<b>TOTALS</b>	<b>217</b>	<b>44</b>

**INTERGOVERNMENTAL REVIEW**

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.

SOUTHERN CALIFORNIA

ASSOCIATION of  
GOVERNMENTS

**2<sup>ND</sup> QUARTER  
2004**

**FUNDING:** THE PREPARATION OF THIS REPORT WAS FINANCED IN PART THROUGH GRANTS FROM THE UNITED STATES DEPARTMENT OF TRANSPORTATION – FEDERAL HIGHWAY ADMINISTRATION AND THE FEDERAL TRANSIT ADMINISTRATION – UNDER PROVISIONS OF THE TRANSPORTATION EQUITY ACT FOR THE 21<sup>ST</sup> CENTURY (TEA-21). ADDITIONAL FINANCIAL ASSISTANCE WAS PROVIDED BY THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION.

**IGR YEAR 2003 ACTIVITY SUMMARY**

The Intergovernmental Review Year 2003 Activity Report is currently being prepared. The Report is a summary on project activity and development potential in the region based on documentation received by the SCAG's Intergovernmental Review Section. An Executive Summary of the Report will be completed in Spring 2004. The following are some of the highlights of activity for the Year 2003.

Documentation was received on a total of 162 projects related to proposed commercial, industrial, mixed-use, office and residential development activity. The development activity is summarized as follows:

- **COMMERCIAL:** There is a development potential of approximately **5.2 million square feet of commercial space**. The majority of the proposed new commercial development will occur in Los Angeles County.
- **INDUSTRIAL:** Approximately **22.2 million square feet of industrial space** is proposed for development. The majority of the new industrial development will occur in San Bernardino County.
- **MIXED-USED:** There is a development potential of approximately **5,900 residential units** along with approximately **7.7 million square feet of a mix of commercial, industrial and office space**. The majority of the new mixed-use development will occur in Los Angeles County.
- **OFFICE:** Approximately **640,000 square feet of office space** is proposed for development. The majority of new office development will occur in Los Angeles County.
- **RESIDENTIAL:** There is a development potential of approximately **40,400 residential units**. The majority of the new residential units will be developed in Orange County.

SOUTHERN CALIFORNIA

ASSOCIATION of  
GOVERNMENTS

815 WEST 7<sup>TH</sup> STREET  
12<sup>TH</sup> FLOOR  
LOS ANGELES, CA  
90017-3435

PHONE:  
(213) 236-1800

FAX:  
(213) 236-1962

WE'RE ON THE WEB!  
SEE US AT:  
[WWW.SCAG.CA.GOV](http://WWW.SCAG.CA.GOV)